

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Town Planning – Kakinada Municipal Corporation – Change of land use of the land from Residential use to Central Commercial use at D.No.13-1-21 & 13-1-22 in T.S.No.1474 of Kakinada to an extent of 1627.10 Sq.Mtrs. - Draft Variation – Confirmed - Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 237

Dated: 04-06-2013.

Read the following:-

- 1) GO.Ms.No.389, MA dated: 10.9.1975.
- 2) From the Director of Town and Country Planning, Hyderabad Letter Roc.No.8105/2009/9, dt.8.6.2010.
- 3) Govt. Memo No.11614/H1/2010-1, dated 21.08.2010.
- 4) Commissioner of Printing, A.P. Extraordinary Gazette No.444, Part-I, dt:25.08.2010.
- 5) From the Commissioner, Kakinada Municipality Corporation Lr.Roc.No.10533/2010/-G1 Dt.14.05.2013.
- 6) From the Director of Town & Country Planning, Hyderabad Lr.Ro.No.8105/09/R, Dt.17.05.2013.

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O R D E R:-

The draft variation to the Kakinada General Town Planning Scheme to the Master Plan which was sanctioned in G.O.Ms.No.389 MA., dated: 10.09.1975 was issued in Government Memo No.11614/H1/2010-1, Municipal Administration & Urban Development Department, dt.21.08.2010 and published in the Extraordinary issue of A.P. Gazette No.444, Part-I, dated:25.08.2010. No objections and suggestions have been received from the public within the stipulated period. The Director of Town & Country Planning, Hyderabad in his letter dated:17.05.2013 has stated that the Municipal Commissioner, Kakinada Municipal Corporation has informed that the applicant has paid an amount of Rs.65,122/- (sixty Five thousand one hundred and twenty tow only) towards Development/ conversion charges as per G.O.Ms.No.158 MA.,dated:22-03-1996. The Commissioner, Kakinada Municipal Corporation in his 5th read above has stated that a notification was published in Eenadu and Deccan Chronicle News papers and they have not received any objections and suggestions from the general public. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT(UD)

To
The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.
The Director of Town and Country Planning, Hyderabad.
The Regional Deputy Director of Town Planning, Rajahmundry,
The Municipal Commissioner, Kakinada Municipal Corporation, East Godavari District.

Copy to:

The individual through the Municipal Commissioner, Kakinada Municipal Corporation, East Godavari District.
The District Collector, East Godavari District.
SF/SC.

//FORWARDED:BY:ORDER//

SECTION OFFICER

APPENDIX **NOTIFICATION**

In exercise of the powers conferred by clause (a) of Sub- Section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920, the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Kakinada Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.444, Part-I, dated: 25.08.2010 as required by clause (b) of the said section.

VARIATION

The site at D.No.13-1-21 & 13-1-22 in T.S.No.1474 of Kakinada to an extent of 1627.10 Sq.Mtrs., the boundaries of which are as shown in the schedule below and which is earmarked for Residential use in the General Town Planning Scheme (Master Plan) of Kakinada Town sanctioned in G.O.Ms.No.389 MA., dated 10.9.1975, is now designated for Central Commercial use by variation of change of land use as marked as "A" as shown in the revised part proposed land use map bearing GTP.No.21/2010/R, which is available in Municipal Office, Kakinada Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall not take up development activity without prior approval from the competent authority.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : T.S.No.1471, Shopping cum Lodge building P.Rama Krishna Trustee.

East : T.S.Nos.1476, 1473 & 1472 I.V. Ratnam & Ch. Atchi Raju's land.

South : T.S.1475 of Ward No.2, Block No.29, Y. Jayalakshmi & others buildings & apartment building.

West : Existing 60 feet wide Subhash Road to be widened to 80 feet wide as per Master Plan.

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